

Calvin Friedman

to: HOUSING AND REDEVELOPMENT BOARD
from: DEPARTMENT OF CITY PLANNING

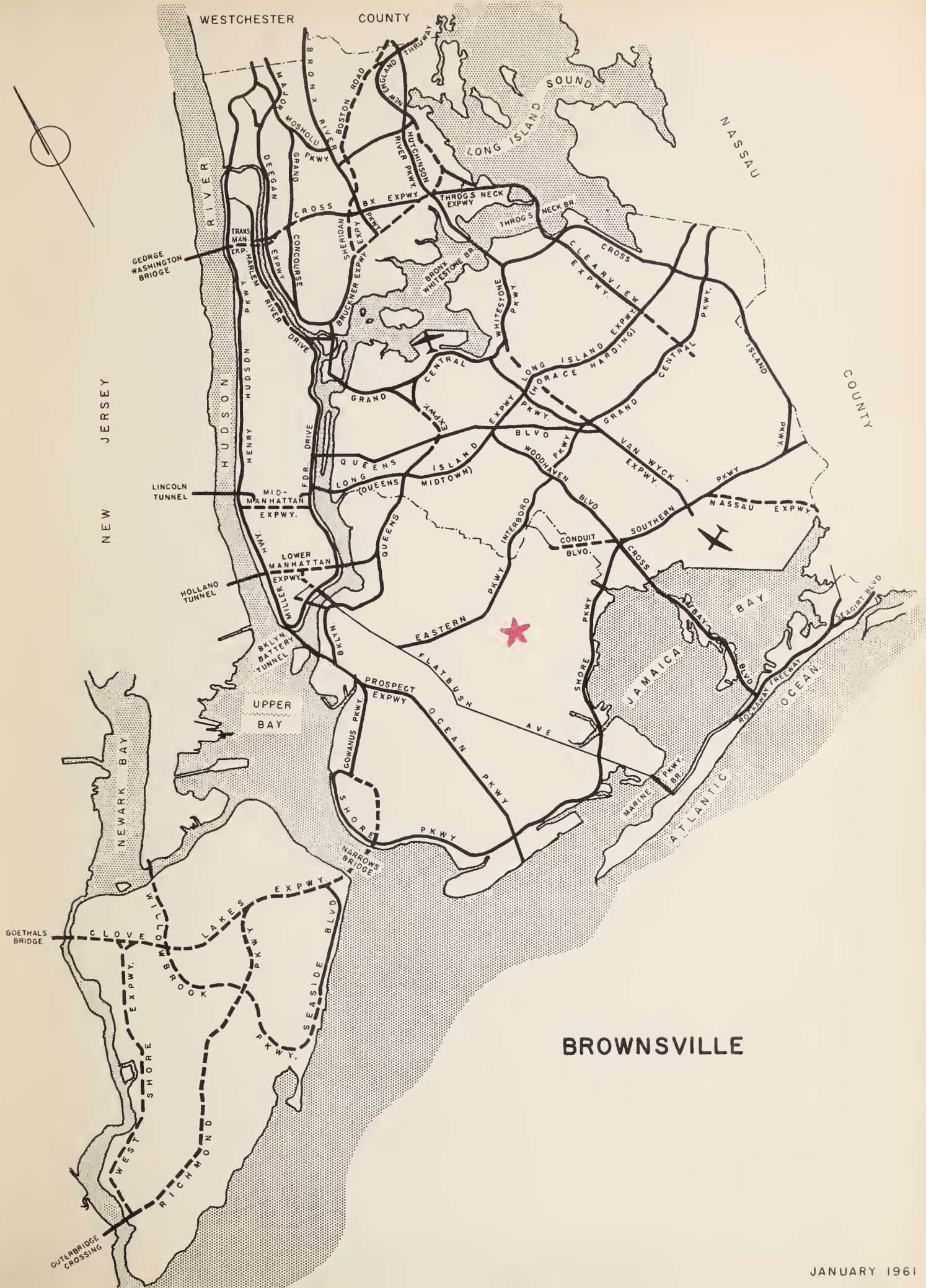
**On
Proposed
Urban
Renewal
Areas**

Brownsville



JANUARY 1961

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KEY TO LAND USE MAP - 1959-60

Open Land Uses

- 1. Vacant Land
- 1-A. Used Automobile Lot
- 1-F. Farm
- 1-P. Accessory Parking Lot
- 1-P. Licensed Parking Lot
- 1-J. Licensed Junk Yard
- 2. Park & Outdoor Recreation

Residential Uses

- 3. One-Family Detached
- 4. One-Family Attached
- 5. Two-Family
- 6. Walkup Multiple
- 7. Elevator Multiple
- H. Hotel (Shown with "6" or "7")

Non-residential Uses

- 8. Commercial & Retail
- 8-O. Office
- 9. Light Industry
- 9-W. Warehouse & Storage Yard
- 10. Automotive Storage & Service
- 11. Heavy Industry

Other Uses

- 12. Public & Private Institution
- 13. Transportation

NOTE: Predominant use may occasionally be followed by subordinate uses.
For example, "7-10" would mean an elevator multiple dwelling with a garage.

This is a detailed street map of a residential neighborhood in Livonia, Michigan. The map shows a grid of streets and property lots. The streets are labeled as follows:

- Top Street:** LIVONIA AVE. (with addresses 3589, 3590, 3591, 3592, 3593, 3811, 3812)
- Second Street from Top:** RIVERDALE AVE. (with addresses 3604, 3605, 3606, 3828, 3829)
- Third Street from Top:** NEWPORT ST. (with addresses 3613, 3614, 3615, 3617, 3618, 3845, 3846)
- Fourth Street from Top:** LOTT ST. (with addresses 3624, 3625, 3626, 3627, 3628, 3629, 3855, 3856)
- Fifth Street from Top:** HEGEMAN AVE. (with addresses 3860, 3861)
- Rightmost Street:** SACKMAN AVE. (with address 3812)
- Other Streets:** CHESTER AVE., ROCKAWAY AVE., THATFORD AVE., OSBORN AVE., MATINS AVE., STONE AVE., CHRISTOPHER AVE., NEW LOTS PLAYGROUND.

The map shows various property lots, many of which are numbered. Some lots are marked with "9-W" or "1-P". A "NEW LOTS PLAYGROUND" is indicated on Sackman Ave. The map is oriented with North at the top.

Brownsville

Borough:	Brooklyn
Boundaries:	Livonia Avenue, Rockaway Avenue, Stone Avenue, and Lott Street.
Gross Area:	38.2 Acres

Recommendations

This site is recommended for redevelopment for residential re-use as part of the renewal of the Brownsville community. It is particularly desirable because of its relatively low assessed valuation, moderate relocation volume, and the large number of dwelling units that can be built to attract middle-income residents to the area.

This badly deteriorated site, with its preponderance of incompatible non-residential uses, has declined so drastically that little can be saved from demolition. It has been a blighting influence on surrounding areas which, as a result, will need extensive rehabilitation in the future. Because of this spreading deterioration, maximum tax exemption probably will have to be offered to induce new middle-income housing into the area. If redevelopment of the site is to be staged, the southern tier of blocks would seem the most likely starting point for two reasons: first, they would provide a link with the best housing in the of the site; and, second, the southern tier presents the smallest tenant relocation problem.

Land use and assessed valuations

The site is composed of three tiers of four blocks each. The southern two tiers are almost entirely non-residential with a predominance of manufacturing, storage, and garages, most of which are in dilapidated condition. Sorting and processing of old clothes and rags is a major use. Only a few good, one-story factory buildings exist here. The northern tier contains most of the residential structures, consisting of walk-up tenements in poor condition with a mixture of dilapidated non-residential uses. The one significant structure in this tier is a large telephone exchange on Rockaway Avenue near Riverdale Avenue which should remain. The total assessed value for the entire site -- excluding the exchange, which is assessed at \$9,035,000 -- is \$5,157,000, or an average of \$4.50 a square foot.

Zoning and planning considerations

Most of the site is zoned M1-1 in the Comprehensive Amendment of the Zoning Resolution, recognizing the existing character of development. The area around it is zoned R6, which would also be the most desirable future zoning designation for redevelopment of the site. The entire site has been designated for redevelopment on the Master Plan of Sections Containing Areas Suitable for Development or Redevelopment. Immediately north is Tilden Houses and northeast is Van Dyke Houses, both low-rent NYCHA projects. One block south is Jimerson Houses, a Mitchell-Lama cooperative, and the site for a proposed extension, Gorman Houses. South of this area, which is buffered by Linden Boulevard, is the site for the Flatlands Urban Industrial Park, in which some of the more substantial industrial plants in the redevelopment area might be relocated. The area to the east and west is blighted and is continuing to deteriorate. The one-block tier between Lott Street and Hegeman Avenue immediately to the south, although less deteriorated, requires substantial rehabilitation.

Rapid transit and other transportation factors

The elevated 7th Avenue New Lots Line of the IRT runs along the northern boundary of the site on Livonia Avenue. There is a station at Rockaway Avenue which makes the entire site easily accessible by mass transit. Rockaway and Stone Avenues are the major north-south arterial streets. Since the three interior north-south streets are closed north of Livonia Avenue, there is little need to preserve them through this area.

Population, housing characteristics, and relocation

There are approximately 2,250 persons living in an estimated 690 dwelling units which comprise an over-all density of only 18 dwelling units per acre. Most of the existing residents are members of low-income, minority families.

Residential structures are walk-up tenements, with smaller three-story structures scattered throughout. The area has a capacity of about 2,800 dwelling units under R6 zoning, or a potential of some 2,100 additional dwellings.

Community facilities and public improvements

The public and junior high schools in the area are overcrowded. A public school is within the site area and will be retained. It is probable that a new school, P.S. 41, will be constructed within the site at Rockaway Avenue and Newport Street. However, if this development is built, additional public school facilities will probably be needed in the area. A new junior high school is under construction immediately south of this site. However, it will be unable to accommodate more than the existing population. At present, junior high school pupils are being transported by bus into adjacent East New York schools.

Neighborhood and area considerations

Strong support for this redevelopment project may be expected throughout the entire Brownsville residential community and particularly among the residents of Jimerson Houses. There is recognition that major steps are needed to eliminate the widespread deterioration in this area. The proposed project would provide a vital link with the good residential area to the south and west, and act as an anchor of good development which could encourage further public and private renewal activity in surrounding areas.

